102.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,600 / 759,600
					USE VALUE:	759,600 / 759,600
					ASSESSED:	759,600 / 759,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOSSE BETHLAND
Owner 2:	BOSSE SYLVIE
Owner 3:	
Street 1:	36 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TAVILLA DENISE B -
Owner 2:	-
Street 1:	36 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 2040 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6550.000	326,700	1,400	431,500	759,600
Total Card	0.150	326,700	1,400	431,500	759,600
Total Parcel	0.150	326,700	1,400	431,500	759,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.35 /Parcel: 372.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	326,700	1400	6,550.	431,500	759,600		Year end	12/23/2021
2021	101	FV	315,900	1400	6,550.	431,500	748,800		Year End Roll	12/10/2020
2020	101	FV	220,100	1400	6,550.	431,500	653,000	653,000	Year End Roll	12/18/2019
2019	101	FV	193,500	1400	6,550.	437,700	632,600	632,600	Year End Roll	1/3/2019
2018	101	FV	193,500	1400	6,550.	326,700	521,600	521,600	Year End Roll	12/20/2017
2017	101	FV	193,500	1400	6,550.	295,900	490,800	490,800	Year End Roll	1/3/2017
2016	101	FV	193,500	1400	6,550.	283,600	478,500	478,500	Year End	1/4/2016
2015	101	FV	182,100	1500	6,550.	240,400	424,000	424,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8182

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAVILLA DENISE	37868-234		1/31/2003		350,000	No	No		
WALTMAN ANDREW	34460-465		12/31/2001		313,000	No	No		
DUNCAN ANNETTE	30161-123		5/12/1999		251,000	No	No		
ZAMIEROWSKI MAR	23584-474		8/27/1993		178,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2019	976	Addition	94,000	C				
5/13/2011	443	Wood Dec	6,000					
2/3/2003	96	Dormers	40,000	C		G6	GR FY06	31X14 DORMER
9/28/1992	478	Manual	3,000	C				REBUILD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2020	Permit Visit	DGM	D Mann
10/31/2018	TTL REFUSAL	BS	Barbara S
1/6/2009	Measured	372	PATRIOT
12/5/2008	Meas/Inspect	355	PATRIOT
6/27/2005	Permit Visit	BR	B Rossignol
4/5/2003	MLS	MM	Mary M
2/27/2002	MLS	MM	Mary M
4/13/2000	Inspected	263	PATRIOT
10/21/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 66056
GIS Ref:
GIS Ref:
Insp Date: 10/31/18

!8182!

PRINT

Date	Time
12/30/21	06:52:42

LAST REV

Date	Time
07/15/20	09:38:30
danam	

USER DEFINED

Prior Id # 1:	66056
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6550		Sq. Ft.	Site		0	70.	0.94	5									431,549						431,500	

Total AC/HA:	0.15037	Total SF/SM:	6550	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,549	Spl Credit		Total:	431,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.16470575
Const Adj.:	1.00739920
Adj $ / SQ:	129.066
Other Features:	102216
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401402
Depreciation:	74661
Depreciated Total:	326741

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

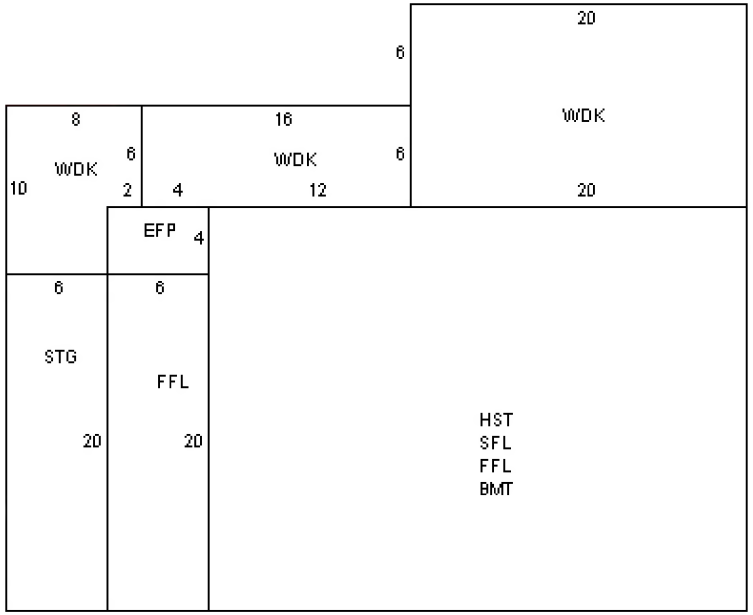
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.07
Special Features:	0	Val/Su Net:	97.23
Final Total:	326700	Val/Su SzAd	160.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	129.070	114,610
BMT	Basement	768	38.720	29,737
SFL	Second Floor	768	129.070	99,122
WDK	Deck	408	8.510	3,474
HST	Half Story	384	129.070	49,561
STG	Storage	120	7.720	927
EFP	Enclos Porch	24	73.140	1,755
	Net Sketched Area:	3,360	Total:	299,186
Size Ad	2040	Gross Area	3744	FinArea 2040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 102.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	101						
22	Wood Deck	D	Y	1	10X12	A	AV	1993	14.33	T	20.8	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400

IMAGE

AssessPro Patriot Properties, Inc